

MIDWEST LAND GROUP PRESENTS

79 ACRES IN

JACKSON COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OVERLOOKED HUNTING AND PASTURE IN JACKSON COUNTY, KS

This diverse 79 +/- acre farm in Jackson County, Kansas, offers an excellent blend of open pasture and timber, making it well-suited for both livestock and recreational use. Located just outside of Denison, over 40 acres of the property consist of clean, open pasture that is ready for grazing, providing immediate value for a cattle operation. The remaining acreage transitions into a scenic creek bottom, creating a rare combination of productivity and natural habitat.

A spring-fed creek winds through the wooded portion of the property, lined with a strong mix of hardwood trees and thick brush that provide outstanding deer and turkey habitat. Despite its manageable size, the

farm features multiple transition areas and natural pinch points that set up exceptionally well for hunting. These features help concentrate deer movement and make the property hunt much larger than its acreage would suggest.

Located in a region known for excellent deer genetics and strong herd numbers, this farm offers serious potential for the whitetail hunter and a great opportunity for turkey hunting in the spring. With a little additional management, this property could become a standout multipurpose farm, supporting cattle grazing while also serving as a high quality hunting and recreational retreat.



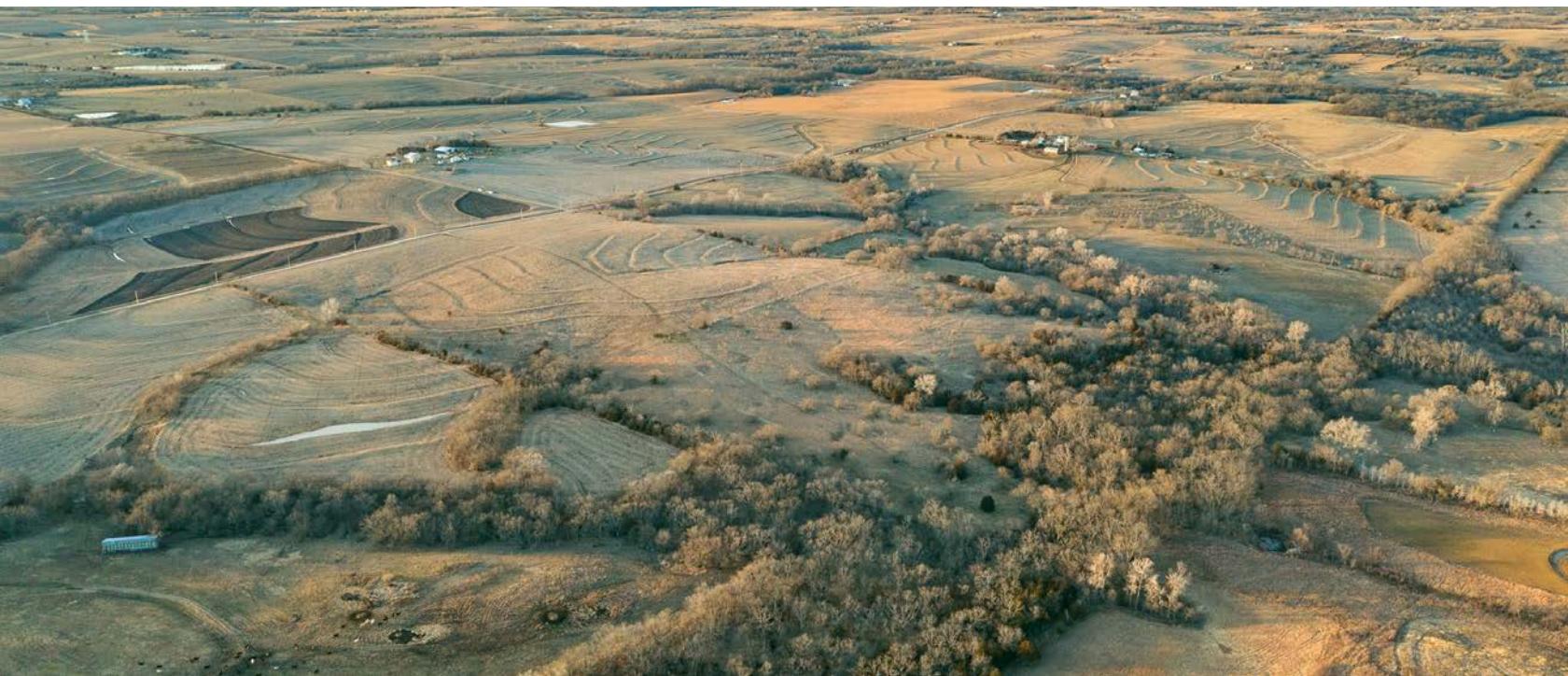
PROPERTY FEATURES

COUNTY: **JACKSON** | STATE: **KANSAS** | ACRES: **79**

- 79 +/- acres in Jackson County, Kansas
- Mix of open pasture and timbered creek bottom
- Over 40 acres of clean, open pasture ready for immediate grazing
- Great addition to any cattle operation
- Spring-fed creek running through the eastern edge of the property
- Mix of hardwood trees and thick brush providing excellent cover
- Multiple transition areas and natural pinch points for hunting
- Property hunts larger than its size due to natural movement funnels
- Located in an area known for strong deer genetics and healthy herd numbers
- Great whitetail and turkey hunting
- 2.5 miles from Denison, KS
- 10 miles from Holton, KS
- 35 miles from Topeka, KS



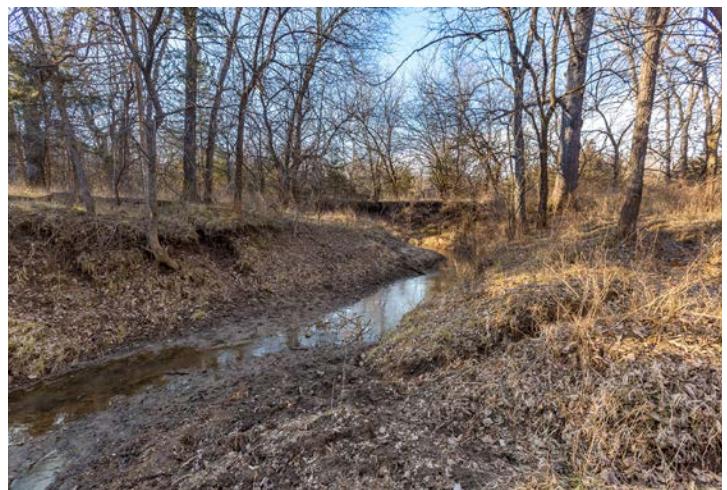
79 +/- ACRES IN JACKSON COUNTY, KANSAS



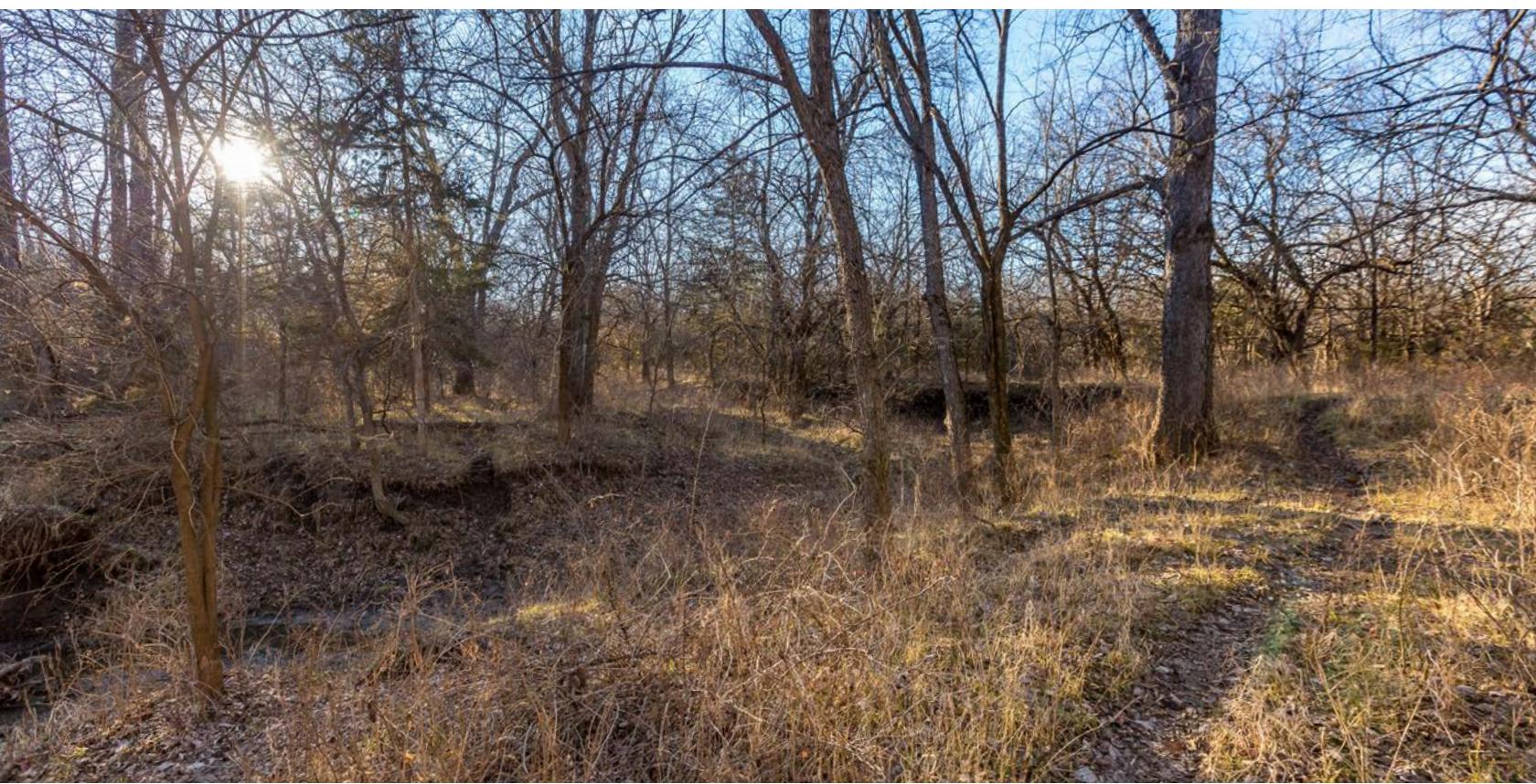
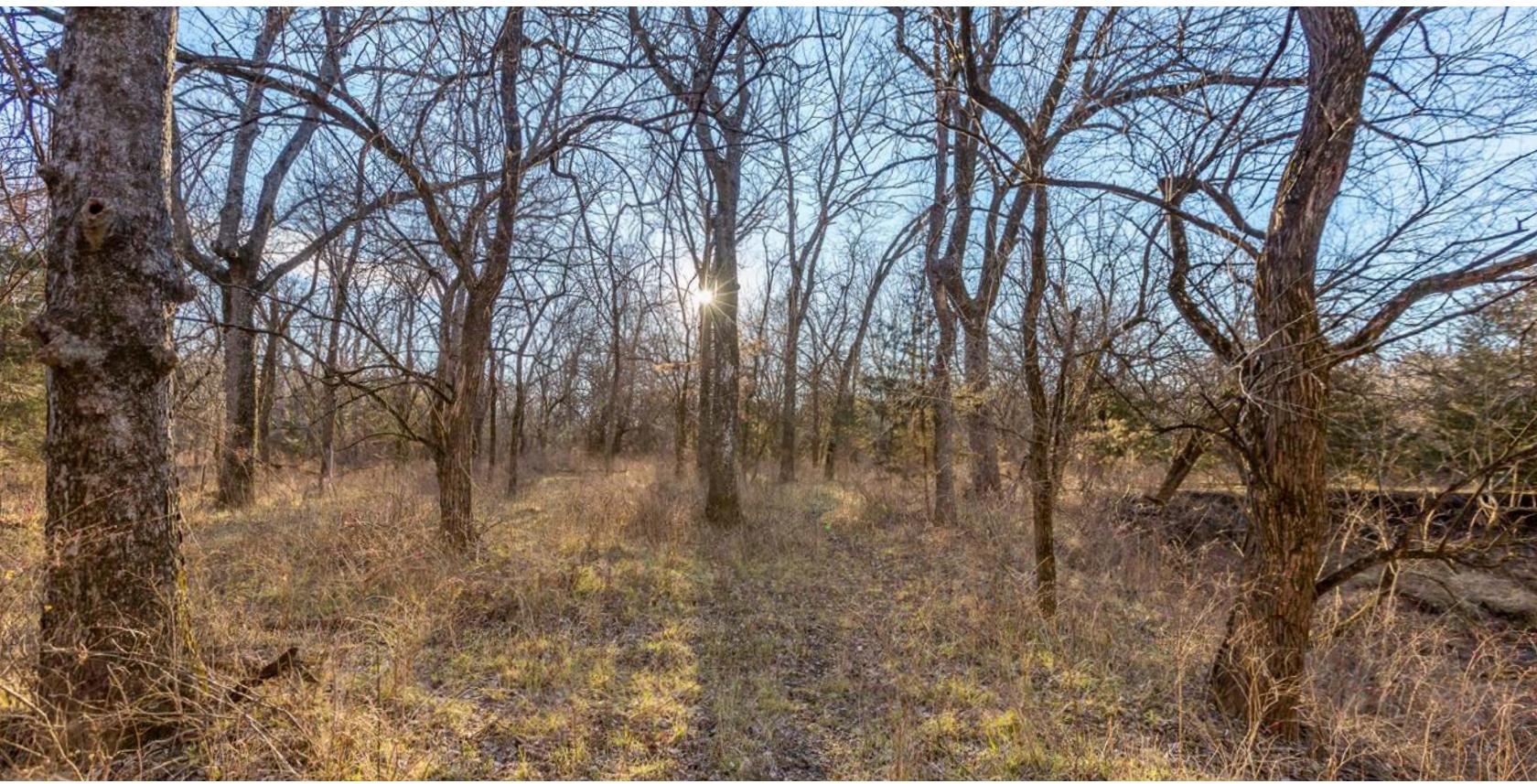
OVER 40 ACRES OF CLEAN, OPEN PASTURE



SPRING-FED CREEK



MIX OF HARDWOOD TREES AND BRUSH



TRAIL CAM PICTURES



AERIAL MAP



Maps Provided By:



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Boundary Center: 39° 22' 52.87", -95° 39' 32.62"

0ft 429ft 858ft

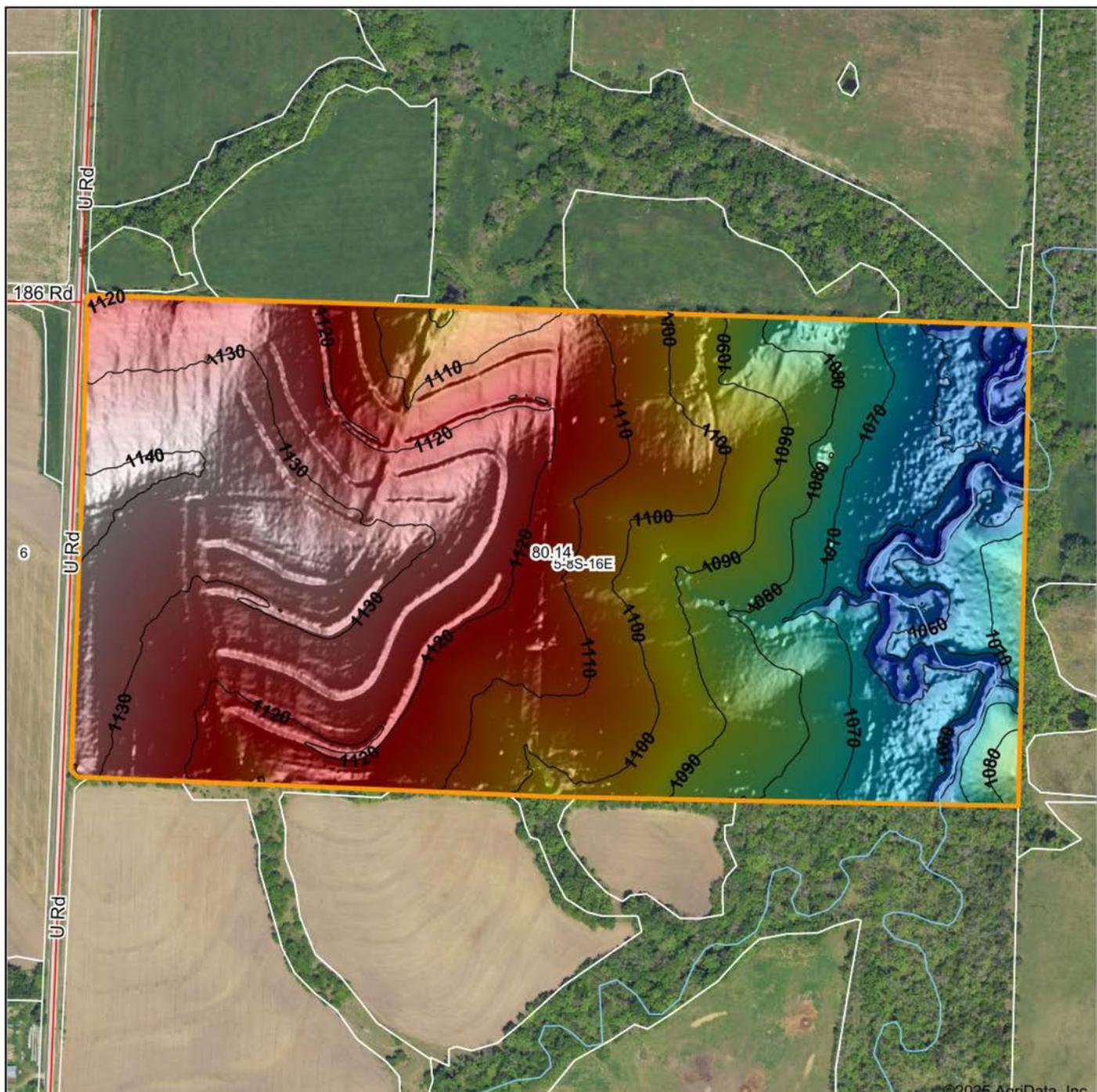
5-8S-16E
Jackson County
Kansas



12/30/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP





Source: USGS 1 meter dem

Oft 431ft 862ft

Interval(ft): 10

Min: 1,046.0

Max: 1,142.2

Range: 96.2

Average: 1,103.4

Standard Deviation: 25.62 ft

boundary Center: 39° 22' 52.87, -95° 39' 32.62



5-8S-16E
Jackson County
Kansas

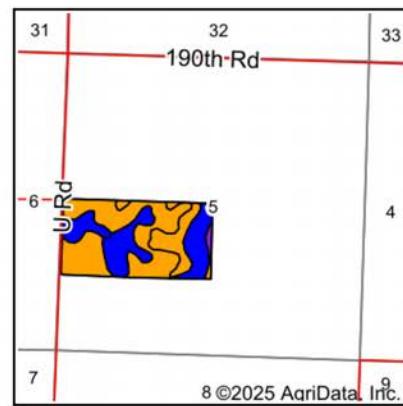
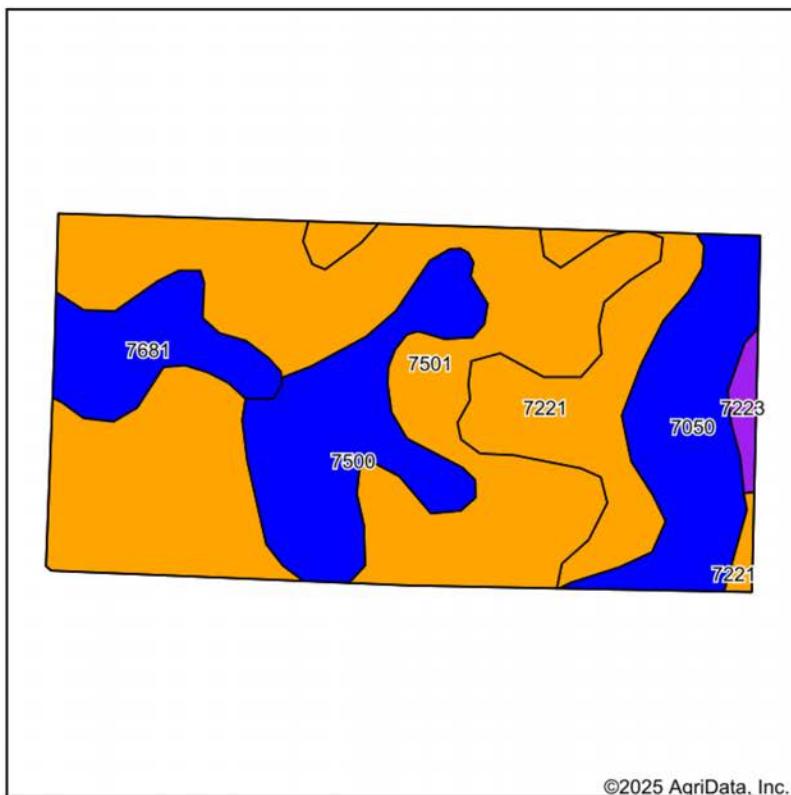
Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

SOILS MAP



State: **Kansas**
 County: **Jackson**
 Location: **5-8S-16E**
 Township: **Cedar**
 Acres: **80.14**
 Date: **12/30/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: KS085, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	40.10	50.1%	Orange	> 6.5ft.	IIle	3883	48	38	47	39
7500	Pawnee clay loam, 1 to 4 percent slopes	11.49	14.3%	Dark Blue	> 6.5ft.	IIle	3845	52	41	52	44
7221	Burchard-Shelby clay loams, 7 to 12 percent slopes	11.06	13.8%	Orange	> 6.5ft.	IIle	4268	61	59	56	58
7050	Kennebec silt loam, occasionally flooded	10.44	13.0%	Dark Blue	> 6.5ft.	IIW	4361	89	89	69	82
7681	Wymore silty clay loam, 1 to 3 percent slopes	6.07	7.6%	Dark Blue	> 6.5ft.	IIle	3800	63	62	63	58
7223	Burchard-Shelby clay loams, 12 to 25 percent slopes	0.98	1.2%	Purple	> 6.5ft.	Vle	4082	55	52	49	50
Weighted Average						2.69	3989.1	*n 56.9	*n 50	*n 53.1	*n 49.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Born and raised in Seneca, Kansas, Philip Lierz grew up watching the land shape lives. From working on local farms in high school to chasing whitetail and coyotes in the same fields that helped him earn a living, Phil's connection to the land runs deep and personal.

With a Bachelors Degree in Diesel & Heavy Equipment from Pittsburg State University and a career spent around trucks and machinery, he brings a problem-solver's mindset and straight-talk approach to every deal. He understands what makes land work — whether it's CRP, timber, food plots, or farm ground—and knows how to match it to a buyer's goals. For Philip, land is a whole lot more than an investment. It's a way of life, and a means to provide for your family, your future, and your legacy.

He proudly serves Northeast Kansas and Southeast Nebraska, combining his outdoor experience, work ethic, and clear communication to help clients make confident decisions. Grounded by faith, family, and a lifelong respect for the land, Phil brings a neighbor's perspective to every handshake.

When he's not working, you can find Phil hunting, watching sports, and spending quality time with his wife Morgan, and their two children. He also enjoys volunteering his time with his local Knights of Columbus Council and being a volunteer firefighter with the local Seneca Fire Department.



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